

WATER AND SEWER SYSTEM EXPANSION POLICIES

' 3-5-10 PREFACE.

(A) The policies set forth herein ~~with the exception of Policy 14~~ are generally to regulate and control the development, extension and expansion, including connection, of water and sewer facilities under the oversight of the Albuquerque Metropolitan Area Water and Wastewater Board within and beyond the Albuquerque city limits, ~~although some may also be applicable outside the city limits.~~

(B) Some of these policies may be affected by other policies and ordinances including but not limited to the Development Process Manual (DPM), Standby Ordinances and Policies, various Master Plans and the Water and Sewer Ordinance. In the event there are any apparent conflicts between such ordinances, and/or policies and this policy, there shall first be an attempt to construe, them together in order to resolve any such conflict. If such construction cannot resolve the conflict then the more restrictive provision any applicable ordinance shall control and then this policy shall be applied.

(C) Agreements and charges in effect prior to adoption of these policies shall remain in full force and effect.

(Res. 20-1984, approved 2-28-84)

' 3-5-11 DEFINITIONS.

(A) The following definitions shall apply unless the context clearly indicates or requires a different meaning.

BOARD. The Albuquerque Metropolitan Area Water and Wastewater Board created by Joint Powers Agreement between the City of Albuquerque, Bernalillo County, and the Village of Los Ranchos de Albuquerque.

CITY. The city of Albuquerque.

~~CHIEF ADMINISTRATIVE OFFICER. Chief Administrative Officer of the city or his designated representative.~~

~~DEPARTMENT. Water Resources Department of the city.~~

EASEMENT. Includes legally dedicated streets, rights-of-way, city publicly-owned property and easements.

LEVEL OF SERVICE. Criteria defining system design and operating parameters such as redundancy, pressure, pressure variation, flow capacity, etc.

LOOP LINES. A water line installed between lines for the purpose of equalizing water pressure and increasing water flow.

MAIN LINE. Water Master Plan Line or a Sanitary Sewer Master Plan Line.

MAJOR FACILITIES. Works for productio, treatment, storage, and distribution, or for pumping, collection, and treatment of sewage. Including es but is not limited to, reservoirs, wells, pump stations, master plan lines, lift stations, odor control facilities, water and liquid waste treatment facilities.

~~MAYOR. The Mayor of the city of Albuquerque, or his designated representative.~~

PRIVATE SYSTEM. A privately owned ~~and operated~~ water and/or sewer system.

PETITIONER. Person or his authorized representative requesting design and/or

construction of water and/or sewer system additions.

SANITARY SEWER SYSTEM MASTER PLAN. The overall plan of the liquid waste system ~~within the city and surrounding areas~~, as adopted by the ~~City Council Board~~ and modified administratively through the development review process, including but not limited to existing and proposed ~~interceptors, lift stations, waste water treatment facilities, odor control~~ major wastewater facilities, sanitary sewer master plan lines, and on-site systems.

SANITARY SEWER MASTER PLAN LINE. Major interceptor or collector lines as indicated on Sanitary Sewer System Master Plan or those lines determined to be needed by system analysis or calculation.

SEWER COLLECTOR LINE. The sanitary sewer line from which direct liquid waste service is available.

SEWER SERVICE LINE. The sanitary sewer line that runs from the property line to the sewer collector line.

UTILITY. The organizational entity and assets under the oversight of the Board providing water and wastewater service to the city and surrounding areas.

UTILITY EXTENSION CHARGE (UEC). One-time fees paid by new water or sewer customers as a way to recover part or all of the construction cost of major facilities providing system capacity for their use.

WATER DISTRIBUTION LINE. The water line from which direct consumer service is available.

WATER SYSTEM MASTER PLAN. The overall plan of the water system ~~within the city and surrounding areas~~, as adopted by the ~~City Council Board~~ and modified administratively through the development review process, including but not limited to existing and proposed major water facilities and water masterplan lines, transmission and major water distribution lines, storage facilities, booster pump stations and wells.

WATER MASTER PLAN LINE. Major transmission or distribution lines as indicated on Water System Master Plan, or those lines determined to be needed by system analysis or calculation.

WATER SERVICE LINE. The water line that runs from the water meter to the water distribution line.

WELL COLLECTOR LINE. The water line that conveys water from a well to a reservoir.

(B) Words not defined herein but which are defined in the Zoning Code of the city are to be construed as defined therein.

~~(Res. 20-1984, approved 2-28-84)~~

Policies 1, 2, and 3 would be deleted and made part of technical design standards.

' 3-5-12 LOCATION AND CONSTRUCTION STANDARDS.

(A) Policy No. 1 - Location of water and sanitary sewer lines. Water and sanitary sewer lines must be installed only in easements acceptable to the ~~city~~ Utility. The topography, alignment, width, location, access and owner use of any such easements must be suitable for such line installation and maintenance as determined by the ~~Department~~ Utility. In the event easements are not available, Petitioner shall provide same at his expense.

(B) Policy No. 2 - Installation of water and sanitary sewer lines. All water and

sanitary sewer lines must be installed pursuant to and in conformance with the ~~city's~~Utility's standards and the following:

(1) The size and location of all water and sanitary sewer lines which are to be installed shall be determined by the Department and shall be ~~large enough sized~~ to provide the designated level of service ~~adequate service and fire protection~~ to the area to be served.

(2) All water and sanitary sewer lines must be installed in trenches containing no other utilities. Variances may be granted by the Department at its discretion under the following circumstances:

(a) Construction conditions make it impractical or impossible to maintain separate trenches;

(b) Construction access to the easement is limited;

(c) The size, width or location of the easement precludes the use of separate trenches;

(d) Other utility lines may be allowed to cross water and/or sanitary sewer lines.

(3) No such variance shall constitute a hazard to public health and safety and appropriate conditions for such variances shall be set by the Department.

(C) Policy No. 3 - Installation of water and sanitary sewer lines prior to construction of paving or other public improvements. Water and/or sanitary sewer lines required by the applicable Master Plan or known by the Department to be needed must be installed prior to construction of paving or other public improvements which by their nature should be installed subsequent to said lines.

(Res. 20-1984, approved 2-28-84)

' 3-5-13 WATER AND SEWER CONNECTION REQUIREMENTS.

(A) Policy No. 4 - Water service line connections. Water service lines may be connected to water lines if the ~~Department~~Utility finds that size, type function and feasibility of connection to the line permits connection; such connection is usually not workable on lines over ~~46~~12 inches in diameter. Lines used as transmission lines or well collector lines shall not be connected to for service. All connection shall comply with ~~city~~Utility standards and specifications.

(B) Policy No. 5 - Sewer service line connections. Service connections shall be made at right angles to the sewer collector line and such connection shall not be made to lines ~~with~~ having design capacities (peak flow conditions) at point of connection; greater than 3.0 ~~MGD~~million gallons per day, having velocities of less than two feet per second, or to lines with a nominal diameter of 15 inches or larger. All sewer service line connections must conform to ~~city~~Utility standards and specifications.

(Res. 20-1984, approved 2-28-84)

' 3-5-14 PRIVATE SYSTEMS.

(A) Policy No. 6 - Private systems. Private system connection to the public system~~additions to existing system facilities, that are required for provision of service to a~~

~~development or a proposed development~~ will be allowed; provided that the following conditions are met:

- (1) The private system meets all specifications, design requirements and applicable health standards as established by the ~~Department~~ Utility and/or otherwise required by law;
- (2) The total system design and construction costs shall be the responsibility of the petitioner;
- (3) Maintenance, operation and power costs of the added facility shall be an additional responsibility of the ultimate users within the development; and
- ~~(4) Private system additions shall basically be allowed only one connection point to the city system. Developments requiring connection at more than one point, due to service requirements, pressure considerations and/or fire flow requirements, may be allowed, provided that separately metered areas are not interconnected;~~
- ~~(5) Water lines for private fire protection will be allowed only one connection;~~
- ~~(6) Manifolding of meters will not be permitted; and~~
- ~~(7) The subject development conforms to the Albuquerque/ Bernalillo County applicable Comprehensive Plan and related other policy instruments as determined by the city Board.~~
~~(Res. 20-1984, approved 2-28-84)~~

' 3-5-15 FINANCING AND ALLOCATION OF COSTS OF CONSTRUCTION.

- (A) Policy No. 7 - Financing of construction.
 - (1) Property owners shall be responsible for the equivalent cost of water and/or sewer lines that are accessible to or can serve the property:
 - (a) The cost of ~~eight inch~~ water and/or sanitary sewer lines adequate to meet the applicable scale of service shall be assumed for land zoned to allow and proposed to be used for residences which are single family detached, townhouses, duplexes or triplexes served by common or individual meters; and mobile homes served by individual meters;
 - (b) The cost of 12 inch water and/or sanitary sewer lines shall be assumed for all other land.
 - (2) In situations not covered by other policies herein, the cost or design and construction of water and sewer lines will be paid for by the petitioner or property owner.
- (B) Policy No. 8 - Master plan lines sizes 14 inches and larger. Master plan water and sanitary sewer lines in sizes 14 inches and larger shall be installed as follows:
 - (1) Master plan lines when installed primarily for the purpose of facilitating the use of any existing master plan facilities by completion of a portion of the Master Plan System, will be installed by the Utility.
 - (2) ~~Master plan lines requested in advance of funding in the Capital Improvement Program or unprogrammed~~ Master plan line extensions of either water lines or sanitary sewer lines ~~estimated to cost the city more than \$20,000~~ may be designed and constructed, ~~provided there are city funds available,~~ with the petitioner advancing ~~that portion of the full~~ estimated cost ~~in excess of \$20,000~~. If applicable, the equivalent cost of lines as set forth

in Policy 7(1) will be prorated as provided herein. ~~Upon receipt of 80% of the prorated design and construction cost of the line serving the intervening abutting property, the petitioner will be reimbursed for the remaining cost of the Master Plan Line.~~

(C) Policy No. 9 - ~~City Publicly~~ owned property. Water or sewer lines which are installed in streets or easements abutting or accessible to ~~city-public~~ property shall obligate the ~~Department-owning public entity~~ to pay ~~its the city's~~ share of the installation cost, as would be required of any other property owner. ~~Payment shall be from a special line item of the operating or capital improvements budget; t~~ This expense shall not be borne by the water and/or sewer rates.

(D) Policy No. 10 - Increase in system.

(1) This policy applies to any petitioner who proposes a development which:

(a) Would require water and/or sanitary sewer line construction in order to meet the increase in anticipated domestic water and/or sanitary sewer usage or in order to meet required fire flows beyond available system capacities, as determined by the ~~Department Utility~~; or

(b) Would require ~~shoestring~~ extension of the water system that could not provide ~~standard city the applicable~~ service level, as determined by the ~~Department Utility~~; or

(c) Would require construction of major facilities for water system production, storage and distribution, or for pumping and collection facilities for sewage treatment works, ~~which major improvements would be needed in advance of funding called for in the Capital Improvements Program.~~

(2) Development of such water and/or sewer system improvements shall be accomplished by:

(a) Design and construction supplied by petitioner through ~~city turnkey~~ a procedure acceptable to the Utility; or

(b) Funds for design and construction advanced to the ~~city Utility~~ by the petitioner.;

(c) ~~p~~ Petitioner shall be reimbursed by the ~~city Utility~~ for the facilities cost in excess of those costs for which petitioner is otherwise obligated.;

~~Reimbursement, without interest, will be made from a portion of the UEC collected as properties connect to the portion of the system constructed with petitioner provided funds. when such system facilities are approved as city projects in the Capital Improvements Program and are funded, whether through sale of bonds or otherwise. The portion of the UEC to be reimbursed shall be defined in a project specific agreement and shall provide for recovery of the Utility's costs to provide major facilities.~~

(E) Policy No. 11 - Criteria for apportionment of charges. In those situations where the property owner may be responsible for part or all of the cost of main lines, sewer collector lines and water distribution lines, the following criteria shall be used in determining the extent of such responsibility:

(1) Generally.

(a) The property may be either improved or unimproved;

(b) Water and/or sewer lines must adjoin the property or be otherwise accessible to it;

(c) The line(s) must be able to service the property, i.e., proper size, proper elevation, pressure, etc.;

(d) The present or future use of the property must indicate a necessity for water and/or sewer service.

(e) In determining the use of the property, there shall be taken into consideration the highest and best use for which the property may be reasonably and legitimately adapted whether it be present or future use. However, any such future use must be more than merely speculation or conjecture. Factors to be taken into consideration in making this determination are:

1. Size of the property;
2. Present use;
3. Future use:
 - a. Zoning;
 - b. Platting;
 - c. Development and relationship of surrounding area;
 - d. Growth patterns;
 - e. Access;
 - f. Adopted city/county plans;
 - g. Other.

4. Level of service.

(f) The method of determining such charge may be on a front foot, area or other equitable basis.

(2) Residential zoned property whether platted, unplatted, subdivided, or unsubdivided that has water and/or sewer lines on more than one side.

(a) The charge is to be based upon the shortest side of the lot adjoining such line unless service is to be taken from more than one line, then the charge shall be for all such lines connected to.

(b) In the event the property is unsubdivided or unplatted, it will be assumed to be divided to provide ~~five dwelling units per acre~~ the density shown on the applicable planning documents.

(c) In the event the lines are not installed concurrently, then the charge is to be based upon the first line installed.

(d) The cost of installation of such water and sewer lines that are exempted herein shall be prorated among the other properties benefited therefrom.

(3) Other property that has water and/or sewer lines on more than one side. Such property shall be charged for all adjoining lines as provided for herein.

(4) Loop lines and fire protection. Notwithstanding the provisions herein, if water loop lines or lines for fire protection are necessary to provide adequate service and/or fire protection to the property, it shall be charged for such lines.

(Res. 20-1984, approved 2-28-84)

' 3-5-16 PRO RATA.

(A) Policy No. 12 - Pro rata. Under some circumstances the ~~city~~ Department or a private developer may advance the cost of the installation of main lines, water distribution or sewer collector lines for which abutting or accessible property owners may be obligated under these policies to contribute a portion of the cost. When such obligation arises, the property owner shall pay to the city the appropriate pro rata share of the installation cost at the time application for service connection permits are made. Pro rata charges established prior to the adoption of this policy shall remain in full force and effect.

(B) Policy No. 13 - Method of determining pro rata share. Pro rata share of total costs shall be based on an equitable method of determining benefit which may include a front foot, area or other equitable method.

~~(Res. 20-1984, approved 2-28-84)~~

~~' 3-5-17 EXTENSION OF OR CONNECTION TO LINES OUTSIDE CITY LIMITS.~~

~~(A) Policy No. 14 - Lines outside city limits.~~

~~(1) Except as provided for in divisions (b) and (c) below, city water and sanitary sewer lines may be extended into the county, or existing city lines located outside the city limits, may be connected to, at the petitioner's expense, provided there are existing buildings and structures to be served and if the following applicable conditions are satisfied:~~

~~(a) Property is located within the area described in the Sanitary Sewer System Master Plan and not identified therein as property to be served by on-site systems.~~

~~(b) The petitioner shall apply for and obtain annexation of his property; provided, however, if the location of the property to which a connection is proposed does not meet criteria set forth by the City Council for annexation at the time of application for water and/or sewer service, the owner(s) of the property must agree by contract to annex to the city when the property meets the criteria for annexation.~~

~~(c) Upon application for connection, there shall be paid to the city either the established pro rata cost or if there is no pro rata cost established and the actual cost cannot otherwise be ascertained, the cost of the line in place but no more than the cost of lines referenced in Policy 7(1) based on the current city-wide Utility and Cash Paving Contract shall be applied.~~

~~(d) The petitioner must provide all licenses and easements for all line installations necessary to serve the property.~~

~~(e) In the event it is necessary to extend existing lines that are located outside the city limits in order to provide the service requested, the cost of such lines shall be paid for by the petitioner. Such lines may be prorated according to pro rata policies.~~

~~(2) Within the capacity of the system, water and sanitary sewer lines may be extended into the county at the petitioner's expense within the areas designated as North and South Valley Phase I and II and Mountainview Water System Projects and North Valley Phase I, South Valley Phase I, Priority I, and II and Mountainview Sewer System Project respectively, and properties immediately adjacent thereto, if the following applicable conditions are satisfied:~~

~~(a) Water Master Plan Lines and Sewer Master Plan Lines are available or will be extended at the expense of the petitioner; and~~

~~(b) — The petitioner advances the money to the city for water and sewer extensions and the cost may be prorated as provided in the pro rata policies; and~~

~~(c) — The city will not advance funds nor participate in the cost of extensions outside of city limits except when the water and sewer lines are also constructed to improve or reinforce in-city facilities or when the lines abut city property. The city will pay for its portion of the expanded system provided funds are available; and~~

~~(d) — For water extensions, the petitioner makes declaration of his existing water source and shall not connect said water source to the service provided by the extension; and~~

~~(e) — Design and construction of the extension(s) shall be in accordance with city standards, specifications and procedures; and~~

~~(f) — The petitioner obtains and provides all necessary licenses and easements at no cost to the city; and~~

~~(g) — The petitioner secures the approval of other government agencies, if such approval is required.~~

~~(3) — Within the capacity of the system's water and sanitary sewer lines, connections may be made to existing water and sewer Lines outside the city limits at the petitioner's expense within the areas designated as North and South Valley Phase I and II, Mountainview Water System Projects, North Valley Phase I, South Valley Phase I, Priority I and II, Mountainview Sewer System Projects, and for sanitary sewer service only the Tijeras Canyon drainage area tributary to the Albuquerque Basin of the Rio Grande Basin respectively, if the following applicable conditions are satisfied:~~

~~(a) — The property abuts or is traversed by an existing water or sewer line from which service is available; and~~

~~(b) — Upon application for service there shall be paid to the city either the established per meter cost for lines installed under Valley Systems contracts or where extensions have been made under Policy 14B the established pro rata cost and the established meter costs; and~~

~~(c) — The existing lines occupy the total length of all streets or public easements abutting the property to be connected or an agreement has been executed for extension or extensions in accordance with Policy 14B; and~~

~~(d) — For water service, the petitioner makes a declaration of his existing water source and shall not connect said water source to the service provided by the extension(s).~~

~~(4) — It is not intended that Policy 14(3) and (4) will prohibit the use of government funds in obtaining water and sewer line extensions and connections by petitioners covered by this policy.~~

~~(5) — All extensions or connections referred to in Policy 14 to provide water service requiring up to a maximum of 1,000,000 gallons per day or sewer service requiring up to a maximum of 500,000 gallons per day shall require review and approval of the Department. All extensions or connections in excess of these quantities shall require City Council approval. (Res. 20-1984, approved 2-28-84; Am. Res. 88-1992, approved 6-30-92)~~